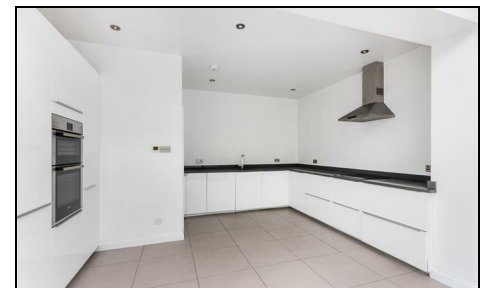


Gore Road Raynes Park, SW20 8JL

£3,000 Per Month



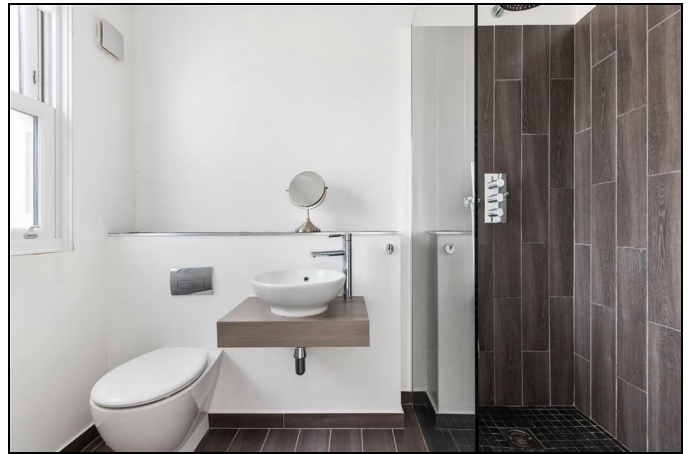
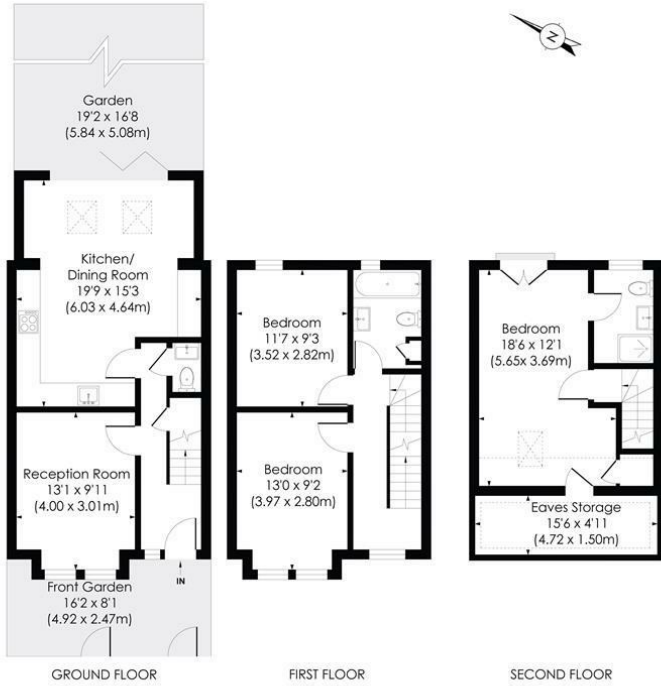
Three double bedroom, two bathroom house in the ever popular "Apostles" in Raynes Park, just 0.1 miles from Raynes Park train station and amenities. Consists of a great ground floor extension giving a fantastic open plan family room with integrating appliances, underfloor heating and bi-folding doors to the garden, separate front reception room with double glazed sash windows, and ground floor WC. Upstairs are three double bedrooms, master with en suite shower room, and good sized family bathroom to the first floor.

EPC band D. Council tax band E.

GORE ROAD, SW20

Approx. Gross Internal Floor Area

1094 Sq. ft/101.65 Sq. m (Excluding Reduced Height)
1204 Sq. ft/111.85 Sq. m (Including Reduced Height)



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 This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Three double bedrooms
- Fantastic kitchen/family room
- Two bathrooms
- Close to Raynes Park station, shops & restaurants
- Unfurnished
- First months rent in advance
- Damages deposit = 5 weeks rent
- Holding deposit = one weeks rent
- EPC band D
- Council tax band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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